

Adopted at Meeting of 9/12/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL R-8A
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Robert and Helene Flaherty have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-8A in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Robert and Helene Flaherty be and hereby are tentatively designated as Redevelopers of Disposition Parcel R-8A in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel R-8A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004)

LOCATION 42-428 MEDICAL

USE LT, Commercial

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AREA 22,522 sq. ft.

width.

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U O R O E E I O S S A O S O

CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. WASS R-55
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.

DISPOSITION
PARCELS

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Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Charlestown Mass R-55/Amendment of the Urban Renewal Plan Land Use Controls for Disposition Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 to Permit Commercial Development

On July 9, 1970 the Authority ordered a public hearing to be held on August 6, 1970 in connection with changing land use controls for Disposition Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13. On July 28, 1970 the Charlestown Project held an informational meeting for the residents of houses abutting the subject parcels. The residents attending the meeting expressed their approval of the proposed changes in land use controls provided the following controls and limitations, hereinafter referred to as the "Medford Street Controls" be included in the development controls of any commercial development within the subject parcels:

1. Use - Restricted to light commercial business to include retail stores, gas stations or offices.
2. Height - Limited to two stories or 30 feet.
3. Density - No commercial building depth could exceed 50% of the depth of the development site and in no case could the site depth exceed 100 feet from Medford Street nor could the site depth extend beyond existing boundaries of parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13.
4. Buffers - All commercial development would be separated from residential areas by a substantial, landscaped barrier.

It is proposed to alter the land use controls relating to Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 from the existing permitted use of residential with alternative uses being public, institutional or parking to the proposed principal use of commercial subject to the "Medford Street Controls" with alternative uses being residential, public, institutional or parking.

It is therefore recommended that the Authority adopt the attached resolution amending the Urban Renewal Plan to permit proposed land use changes for Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13.

An appropriate Resolution is attached.

TO: RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: AMENDMENT OF THE URBAN RENEWAL PLAN LAND
FROM: USE CONTROLS FOR DISPOSITION PARCELS R-4, R-5,
R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13

SUBJECT: IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS R-55

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass R-55 was adopted by the Boston Redevelopment Authority on March 25, 1965, and approved by the City Council of the City of Boston on June 7, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be amended by the Boston Redevelopment Authority provided, in part, that notice specifying the nature of the amendment and the property to be affected will be afforded to the owners and occupants of such parcel or parcels; and

WHEREAS, a public hearing on the proposed land use changes for Parcels R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 has been held and all of the owners of abutting properties have been duly notified and provided with an opportunity to be heard in accordance with said Chapter XII, Section 1201, of the Charlestown Urban Renewal Plan; and

WHEREAS, the proposed changes do not represent a change in the basic elements of the Charlestown Urban Renewal Plan and are therefore not subject to the requirements of Chapter 121 of the General Laws of the Commonwealth of Massachusetts that are applicable to the original approval of such plan; and

WHEREAS, the proposed land use changes will permit proper development of these Parcels in Charlestown; and

WHEREAS, Section 602 of Chapter VI of the Charlestown Urban Renewal Plan entitled "Land Use and Building Requirements" designates "residential" as the primary permitted use for sites R-4, R-5, R-6, R-8, R-9, R-10, R-11, R-12 and R-13;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602 of Chapter VI of the Charlestown Urban Renewal Plan, entitled "Land Use and Building Requirements", the "Table of Land Use Requirements" on page 19 of 150 is hereby amended as follows:

- a. The primary permitted use of Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 is changed from "residential" to "commercial".
- b. That the section of the Urban Renewal Plan pertaining to Parcels R-4 through R-54 on Page 24 of 50 of said Plan is hereby amended by the addition of a section entitled Parcels R-4 through R-13 reading as follows:

A. Permitted Uses

The principal use of Parcels R-4 through R-13 shall be commercial. Alternative uses may be residential, public, institutional or parking.

B. Planning and Design Objectives

It is intended that these parcels be developed for light commercial use and that they be subject to the following controls:

1. Use - Restricted to light commercial business to include retail stores, gas stations or offices.
2. Height - Limited to two stories or 30 feet.
3. Density - No commercial building depth could exceed 50% of the depth of the development site and in no case could the site depth exceed 100 feet from Medford Street nor could the site depth extend beyond existing boundaries of parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13.
4. Buffers - All commercial development would be separated from residential areas by a substantial, landscaped barrier.

2. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

September 12, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL R-8A
TENTATIVE DESIGNATION OF REDEVELOPER

Disposition Parcel R-8A is located at 424-438 Medford Street in the Charlestown Urban Renewal Area and contains approximately 22,522 square feet of land.

This parcel was advertised on October 15, 1970 and at that time Flaherty's Mobil Station expressed interest in developing the site.

Mr. Flaherty's gas station is presently located at 240 Medford Street, Charlestown, on the proposed site of the new Charlestown High School and must be relocated. He has been conducting business in Charlestown for approximately 50 years and desires to remain in the same area. It is estimated his new station will cost in excess of \$50,000.

This proposed site has been cleared and abuts no residential properties. On August 6, 1970, the Authority adopted a resolution amending the Urban Renewal Plan to permit land use changes for this and other parcels on Medford Street to include this type of facility as well as retail stores or offices.

It is recommended that the Authority adopt the attached resolution tentatively designating Robert and Helene Flaherty as redevelopers of Disposition Parcel R-8A.

ATTACHMENT.